

## \$479,000 - 15 Granite Avenue, St. Albert

MLS® #E4439285

**\$479,000**

4 Bedroom, 2.00 Bathroom, 1,089 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Fully renovated in 2020, this beautifully updated home offers style, comfort, and space for the whole family. The open-concept main floor features a spacious living and dining area that flows into the bright white kitchen with quartz countertops, a large island with eating bar, and stainless steel appliances. Three bedrooms and a modern 4-piece bathroom complete the main floor. The fully finished basement includes a spacious family room with a cozy wood-burning fireplace, a fourth bedroom with a walk-in closet or potential office space, an additional 3-piece bathroom, tons of storage and laundry area. Enjoy year-round comfort with central air conditioning and a new furnace installed in 2025. Outside, you'll find an oversized 24' x 20' detached garage, a huge fully fenced backyard with raised garden boxes, and an amazing greenhouse—ideal for any green thumb. This move-in ready home is a must-see!

Built in 1962

### Essential Information

MLS® #	E4439285
Price	\$479,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,089
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15 Granite Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0V3

### **Amenities**

Amenities	Air Conditioner, Fire Pit, Greenhouse, Parking-Extra
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 4

Zoning Zone 24

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